



CAUGHT WITH CURB APPEAL:
PRESERVING
PASTURE POINT VA



CHARACTER

(Period of Significance: 1885-1919)

Bounded by the Hampton River on three sides, Pasture Point was developed as a residential subdivision beginning in 1885 after the construction of the Chesapeake and Ohio rail line. Early development was concentrated long the waterfront, but with the introduction of the electric street car to the subdivision in 1891, inland areas began to take shape. Homes continued to be built through 1919, when the streetcar began to be replaced with the automobile and development came to a halt. By this time, the core of the district had been fully built, resulting in a dense concentration of resources from the period of significance.

HOUSING TYPES

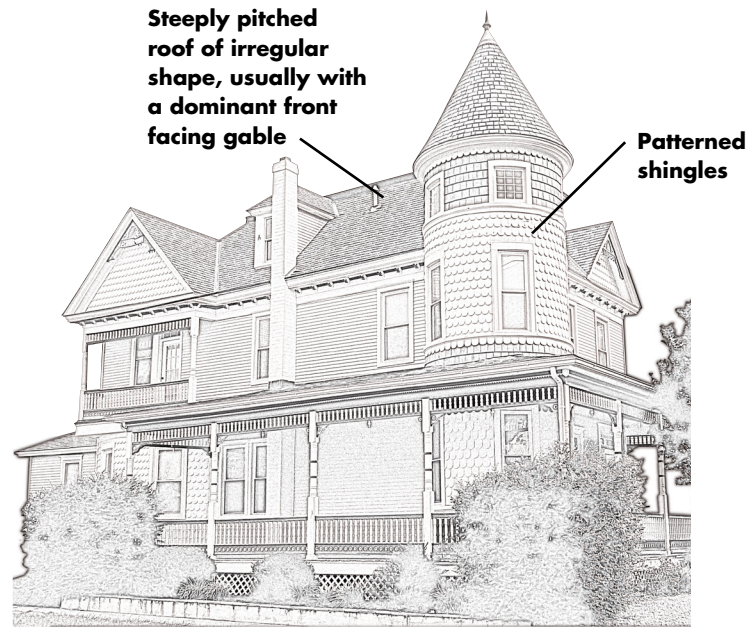
The most prevalent housing types in Pasture Point are representative of nationally important architectural styles of the time, particularly Revivals and late Victorians. The area also features smaller infill housing from post-World War II.

The following recommendations have been written with compliance with the Standards (see back cover for details) in mind. If your resource is noncontributing to the district, these recommendations are still best practice to ensure the retention of historic integrity and significance throughout the district as a whole.

ITALIANATE

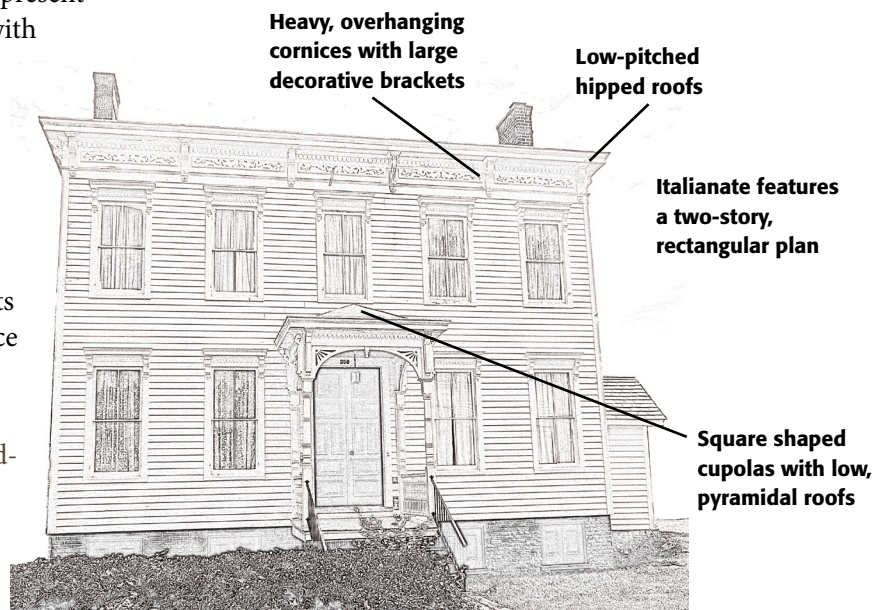
- In Pasture Point, the Italianate examples represent some of the oldest homes in the district, with some examples dating to c1885. Many examples are two-story, three-bay, side-passage dwelling with a rectangular plan and low-pitched hipped roofs.
- Curb appeal recommendations for Italianate homes include:
 - Replace deteriorated decorative elements in kind. This applies to decorative cornice and porch brackets, window surrounds, and porch supports.
 - Highlight decorative features with period-appropriate paint palettes (see General Guide for examples and suggestions).
 - Fences should be painted wood or metal pickets.

QUEEN ANNE



Queen Anne features a symmetrical façade with a partial or full-width porch, which is usually one story high and extended along one or both sides

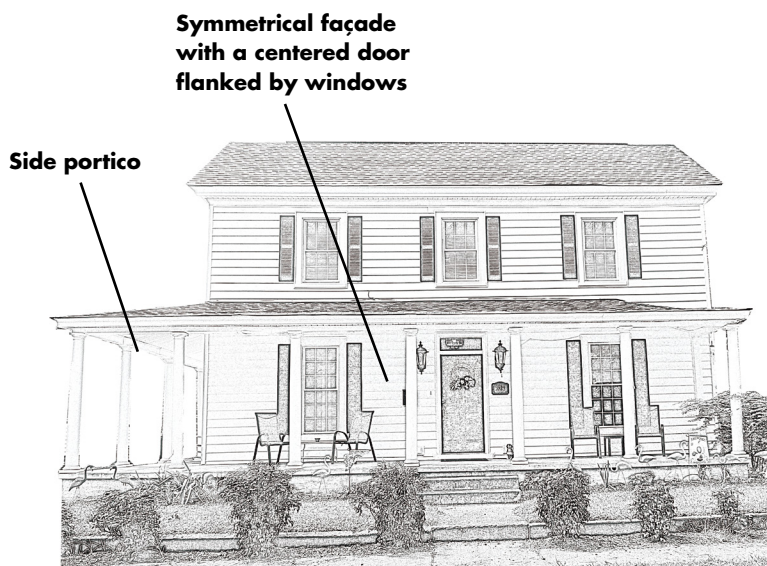
- Examples of the Queen Anne in Pasture Point represent a more grand and ornate version than in other districts in Hampton.
- Curb appeal recommendations for Queen Anne homes include:
 - Repair historic wood details, particularly decorative elements on porches and cladding, particularly patterned shingles.



- Highlight decorative features with **period-appropriate paint palettes** (see General Guide for examples and suggestions).
- Fences should be painted wood or metal pickets.

COLONIAL REVIVAL

- The Colonial Revival examples seen in Pasture Point represent later construction within the district and are a more simplistic version of their style than examples of other styles. Typical examples of the style are wood clad and restrained in their detailing.
- Curb appeal recommendations for Colonial Revival homes include:
 - Use paint to add visual interest on otherwise plain façades.
 - Site work including landscaping and fencing is particularly important to use along with the Pasture Point Colonial Revivals as they are very plain in comparison to other styles within the district. Landscaping can be formal in order to mirror the symmetry often seen in the façade or it can be more naturalistic in order to balance the rigidity of the style.
 - Fences should be painted wood or metal pickets.

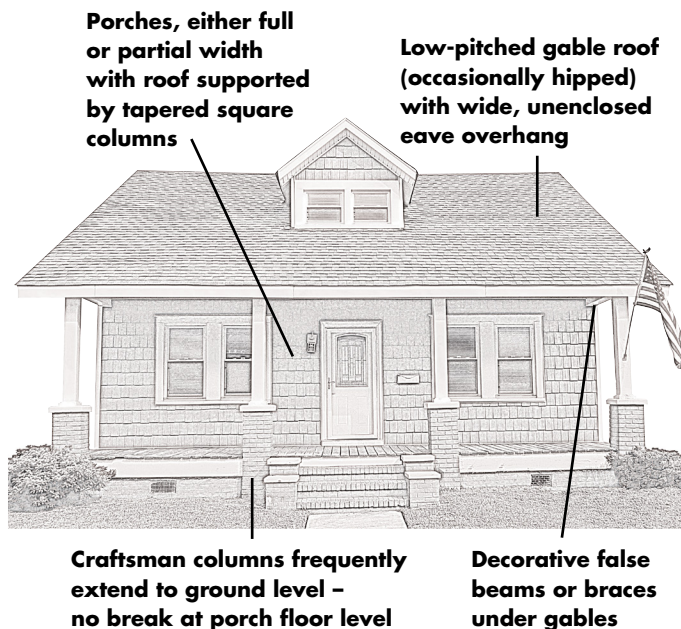


Symmetrical façade with a centered door flanked by windows

Side portico

The Colonial Revival features a square or rectangular plan with an overall boxy appearance

CRAFTSMAN



Porches, either full or partial width with roof supported by tapered square columns

Low-pitched gable roof (occasionally hipped) with wide, unenclosed eave overhang

Craftsman columns frequently extend to ground level – no break at porch floor level

Decorative false beams or braces under gables

- The Craftsman examples in Pasture Point are primarily foursquares, with a few bungalows. Similar to the Colonial Revivals in the district, the Craftsman examples are simplified versions of the style and later additions to the neighborhood, with characteristic detailing limited to exposed eaves and solid porches faced with brick.
- Curb appeal recommendations for Craftsman homes include:
 - Remove modern coverings from eaves to expose character-defining details, such as shallow profile brackets or exposed rafter tails. Use **period-appropriate paint palettes** to highlight details (see General Guide for examples and suggestions).
 - Exterior brick elements should remain unpainted in Craftsman examples.
 - Retain original windows as feasible. If replacement is required, match existing window dimensions exactly.
 - Fences should be made of painted or stained wood. Cast iron is not an appropriate fencing material for Craftsman examples. In some cases, small stone walls can be used to separate the front yard from the public sidewalk.



PRESERVATION INCENTIVES

Overview of Secretary of Interior's Standards for Rehabilitation and Historic Rehabilitation Tax credits

In addition to being eligible for the Curb Appeal Matching Grants, the Phoebus neighborhood is also a National Register (NR) and Virginia Landmarks Register (VLR) listed Historic District, which allows property owners to utilize other rehabilitation incentives, specifically State and Federal rehabilitation tax credits. Virginia Landmarks and National Register Historic Districts contain both contributing and non-contributing resources. Depending on their use, contributing properties are eligible for state and federal tax credits. The 20% federal tax credit is available for income-producing properties in National Register listed district only, while the 25% Virginia state credit is available for all contributing buildings within Virginia Landmarks Register districts. In some cases, a person can qualify for both programs for a combined 45% tax credit.

The program is a three-step process and requires that the scope of work for these projects, along with documentation in the form of photographs and architectural drawings, be reviewed and approved by the Virginia Department of Historic Resources (and the National Park Service for projects that qualify for federal credits). Tax credit projects are reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation, which are a broad set of rules designed to assist in developing appropriate

building treatments and are outlined in the General Curb Appeal Guide.

Only residential single family homes are eligible for Curb Appeal Matching Grant Program.

RESOURCES

Downtown Master Plan | hampton.gov/documentcenter

Hampton Design Guidelines

Hampton Pattern Book

Pasture Point National Register Nomination | dhr.virginia.gov/register

Virginia Dept of Historic Resources | dhr.virginia.gov

- Style Guides
 - Classic Commonwealth Style Guide (2015)
 - New Dominion Virginia Style Guide (2014)
- List of tradesmen
- Tax credit information
- National Register information

National Park Service | nps.gov

- Secretary of the Interior's Standards for Rehabilitation
- Tax credit information
- Preservation Briefs

A Field Guide to American Houses

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